

16 February 1972

## MEMORANDUM FOR THE RECORD

SUBJECT: Current Status of the Master Plan

The following information and exhibits should be provided to the National Capital Planning Commission for their review and approval of a Headquarters Master Plan.

I. Inventory Data on Existing Characteristics and ConditionsA. Existing Land Use Map and Table

This submission consists of a graphic illustration of general land use categories, i.e., security buffer zones, general structurally built up areas, parking and road areas, and also service/utility areas. The Table consists of a "by acre" breakout of the items graphically portrayed in the existing Land Use Map.

Current status on the above consists primarily of tabular material giving totals with regard to the criteria listed above. No graphic material has been prepared. However, the tabular material at hand should be sufficient to carry out a graphic representation in accordance with NCPC requirements. Specific graphic requirements have not been obtained from NCPC.

B. Existing Buildings and Improvements (Existing Site Development Plan)

This submission consists of a graphic illustration (supplemented by

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function or use, height of buildings and related improvements, number of square feet of gross floor area, characteristics and condition of existing buildings (narrative).

Current status on the above consists of a 30" x 40" base map (old copy) illustrating with legend the current site development picture. All supporting data is presently at hand to prepare a final "finish polish" copy.

C. Employment

This submission should consist of tabular data illustrating the number and type of employees and their areas of residence.

Current status on the above consists of all graphic and tabular information required by the NCPC. It is complete pending review (by CIA) and update prior to the Commission hearings.

D. Access and Egress

This submission should consist of a graphic and tabular illustration of available public transportation service to the area, the overall circulation system and existing parking facilities and recent data on existing traffic volumes.

Current status on the above consists of the following:

1. 30" x 40" cronapaque base map showing existing parking facilities and road networks. The same map includes 3 mylar overlays showing existing traffic densities, projected traffic densities, and projected traffic densities with an improved Route 193 to the Beltway (495)

2. Tabular data on current rush hour traffic counts along with existing parking facility capacities.

E. Major Utilities

This submission should consist of graphic and/or tabular/narrative information on the number and types of both public and private utilities serving the site.

Current status on the above consists of a recent utilities survey plus miscellaneous tabular supporting data.

F. Topography

This submission should indicate the general terrain on the site, existing wooded areas, and other significant natural features, if any. The topography should be shown at a 5 or 10 foot contour interval.

Current status on the above consists of the current Headquarters Base Topographical Map. This map will be updated pending receipt of a final Metes and Bounds Survey on newly acquired property. The newly revised map will then meet all NCPC requirements except for the exclusion of a wooded area indicator. This will have to be added after the revised map is received.

G. Aerial Photographs

This submission should consist of both direct overhead and oblique aerial photographs of the entire site.

Current status on the above consists of numerous oblique photographs plus several high quality direct overhead photographs. Remaining work consists of final photo selection and permanent copy mounting.

## II. The Master (or Development) Plan

These plans should all be prepared from the same base map showing the internal circulation systems and the outline of all existing and proposed buildings.

### A. Land Use Plan (Proposed)

This plan should indicate, by appropriate categories, the proposed allocation or use of all land within the installation.

Current status on the above is as follows: A 30" x 40" Base Map (old copy) has been prepared to illustrate various use categories as proposed by the Agency. They are currently illustrated by the use of various color zip-a-tone overlays indicating areas such as technical structure areas, office structure areas, training facilities, parking, and reception areas. Security buffer zones are also indicated. All data is currently on hand to meet NCPC requirements. Final work consists of correlating color coding of the use areas with NCPC color requirements for our installation plus final "hard polish" copy preparation. A supporting document giving a further narrative on the above will be prepared pending receipt of Agency/ security requirements.

### B. Circulation Plan(s)

This submission should indicate the following:

1. Existing and proposed major access and egress points serving the Agency and their relationship to the circulation system in the immediate environs of the Agency.

Current status consists of a 30" x 40" base map (old copy) indicating with color coding the major access and egress points. It is in full accord with NCPC requirements. In addition, a traffic inflow chart (30" x 40" base map) has been prepared which also indicates the major access and egress points. A final finish copy needs to be prepared pending receipt of final updated data.

2. Existing and proposed internal circulation system showing the following:

- a. Main or principle roads
- b. Secondary roads
- c. Local roads
- d. Service roads

Current status consists of a 30" x 40" base map color keyed to indicate the four (4) road system categories. The map has been coordinated with projected site development. NCPC requirements should be met in their current status. Remaining work should consist of final polished copy preparation.

3. Existing and estimated future traffic volumes.

Current status consists of a 30" x 40" transparent base map (slightly smaller scale than the regular base map) with a series of 3 mylar overlays. Overlay #1 consists of current traffic loading figures at all gates. Overlay #2 consists of projected traffic loading figures based on a totally completed Master Plan Concept with no access road augmentation.

Overlay #3 consists of traffic loading figures based on a totally completed

completed Master Plan concept with a completed Route 193 to the Capital Beltway (I-495). Work to be done should consist of final polished copy preparation and final updating of tabular and narrative supporting data.

4. Existing and proposed off-street parking and service areas.

Current status consists of joint presentation use of the proposed Site Development Plan and the Vehicular Circulation Plan. The joint use of these drawings should satisfy the needs and requirements of the NCPC. Work to be done should consist of the following:

a. Preparation of a drawing that would illustrate specifically the off-street parking capacities of the proposed development plan.

b. Final polish copy preparation of either a singular version as mentioned in #1 or final versions of the Vehicular Circulation and Site Development Plans.

5. Existing and proposed pedestrian circulation.

Current status consists of a 30" x 40" base map (old copy) supplemented and color coded to show existing pedestrian traffic patterns in conjunction with proposed new pedestrian traffic patterns. In addition, this same drawing illustrates a flow pattern for a proposed pedestrian shuttle bus (minibus type) with pick up and let off points illustrated on the drawings. Work to be done consists of final polish copy preparation. All supporting data (both graphic and tabular/narrative) is currently up-to-date and should meet NCPC requirements.

6. Existing and proposed public transportation systems.

Current status consists of using the Vehicular Circulation Plan

in conjunction with the Pedestrian Circulation Plan and supporting narrative data to meet NCPC requirements. Possibly the preparation of a supplementary<sup>chart</sup>/to illustrate would be of use.

C. Site Development Plan (Proposed)

This submission shall indicate the following:

1. The general location and use of all existing and proposed buildings, structures, and improvements.

Current status consists of a 30" x 40" base map (old copy) showing all proposed buildings, structures, and improvements. Work to be done consists of final polish copy preparation.

2. The status of all buildings shown - current status consists of narrative augmentation of the drawing mentioned in item #1. A possible tabular breakout of building status coded in with the Site Development Plan (drawing) will be needed.

3. The general outline of all existing-to-remain and proposed buildings.

Current status as mentioned in item #1.

4. The proposed heights of all buildings.

Current status consists of tabular and narrative documents in support of the Development Plan. In addition, Site Cross Sections have been prepared to show relative height conditions between the existing structures and any proposed structures. Work to be done would consist of a possible insertion of building heights description directly on the Development Plan in its finished polish state.

5. Internal Circulation Systems serving the site.

Current status indicates that this requirement has been met in the Vehicular and Pedestrian Circulation Plans.

D. Landscape Plan

This submission requires the following:

1. General location and massing of all existing trees and planting within the installation.

2. Proposed landscaping.

3. Existing topography and proposed changes.

Current status consists of a 30" x 40" base map (old copy) modified and color coded to show the required items mentioned above. Possible augmentation may take place with the preparation of a topographical drawing which more clearly illustrates existing topography and proposed topographical changes. A finish polish copy must be made of the existing Landscape Plan.

E. Supporting Documents

1. Site Sections - A minimum of 2 sections at 90° to each other should be the same as the Master Plan Base Map or larger.

Current status consists of 2 cross sections drawn at double the scale of the base map. They are mounted on 30" x 40" illustration board. A finish polish copy must be prepared showing any possible changes to the Development Plan prior to submission to NCPC.

2. Development Program - This submission consists of a statement and/or appropriate map or maps indicating the projected time of completion of all proposals and the staging of improvements.



been prepared to date.

3. Impact on surrounding area -

This submission consists of a statement to indicate the impact, if any, of the proposed plan for the immediate area surrounding the facility.

Current status - no formal documents or graphic backup material has been prepared to date.

4. Relationship to local jurisdictions plans and programs.

Indicate the status of the Agency's plans and/or discussions with

a. The appropriate local planning jurisdictions.

b. The National Capital Planning Commission.

Current status - no formal contact has been made to date with any planning or local government authority mentioned above.

III. Graphic Presentation Information

A. Scale - maps should be at a scale of either one inch equals 100 or 200 feet

(Base Map 1" = 200')

(Sections 1" = 100')

B. Sheet Size - Maximum 34" x 44"

(30" x 40" being currently used)

C. Number of Copies - 5 complete sets of prints

D. Copy Types - Official commission record copies should be submitted in

black and white for microfilm compatibility.

Presentation copies shall be in color.